



## CITY OF BURLINGTON PLANNING AND ZONING COMMISSION

March 27, 2023 - 7:00 p.m.

*Meetings are held in person at the City Municipal Building in the  
Municipal Conference Room (lower level) located at 425 S. Lexington Ave., Burlington, NC 27215*

[www.youtube.com/playlist?list=PLX2Do5DiQXzICNpomFiwdSRDY7Dw8sRB](http://www.youtube.com/playlist?list=PLX2Do5DiQXzICNpomFiwdSRDY7Dw8sRB)

### **CITY MEMBERS:**

Richard Parker, Chairman  
James Kirkpatrick, Vice-Chairman  
Charles Beasley  
John Black  
Lee Roane

### **EXTRATERRITORIAL MEMBERS:**

Joan Zec Nelson  
Ethan Raynor (Alternate)

### **MEMBERS ABSENT:**

Amber Wright (Alternate)  
Patricia Gamble (Alternate)

### **CITY STAFF:**

Jamie Lawson, Planning Director  
Conrad Olmedo, Planning Manager  
Brianna Smith, Planning Office Manager

## **AGENDA**

### **ITEM NO. 1:**

Mr. Richard Parker, Chair called the meeting to order at 6:58pm.

Mr. Parker inquired if there was a Quorum. Mr. Conrad Olmedo, Planning Manager, confirmed that there was a Quorum.

### **ITEM NO. 2:**

Approval of the minutes of the Planning & Zoning Commission meeting held on February 27, 2023.

Mr. James Kirkpatrick, Vice-Chair, made a motion to approve. Mr. Ethan Raynor seconded the motion.

All were in favor.

### **ITEM NO. 3:**

REZONING-23-005: Mr. Ryan Moffit, applicant, to present a request to rezone properties from Medium Density Residential (MDR) and High Density Residential (HDR) to High Density Residential – Limited Use

(HDR-LU). The properties are located north from the intersection of Sharpe Rd. and Lakeside Ave. on the easterly side of Lakeside Ave. and the terminus of Elva Dr., addressed as 1071 Lakeside Ave., 1107 Lakeside Ave., and 0 Elva Dr., consisting of Alamance County Tax Identification Numbers 128181, 128187, 128212 and 139955.

Mr. James Kirkpatrick recused himself from the item due to financial gain.

Mr. Ryan Moffit, representative of applicant; Lockstep LLC, Vernon Law Firm, presented the item.

Mr. Moffit handed out a map with the homes drawn out. Ms. Lawson reminded the commission that the site plan handed out is non-binding.

Mr. Moffit stated this site plan is what the land could accommodate, no plans have been set

Mr. Moffit stated that the applicant, Dr. Ray Covington of Lockstep LCC located in Whitsett and has longtime connections to Elon University and has been involved in local real estate.

Mr. Moffit stated the property is currently owned by Ms. Meldred Stewart. Dr. Covington and Ms. Stewart are in a contractual agreement for the property for the rezoning.

Mr. Moffit stated Lockstep LLC and the Stewarts have been involved since last year and have gone through a Pre-Application meeting with city staff. Mr. Moffit stated that Mr. Chad Huffine, engineer, was hired to work on the conceptual plans. Mr. Moffit stated that they had requested the list of neighbors within a 300ft radius to notify them for a Neighborhood Meeting that was held on March 23<sup>rd</sup>, 2023. Mr. Moffit stated that the objective for the meeting was to be transparent with the neighbors and to give all information available at the meeting. Mr. Moffit stated that Dr. Covington may have had conversations with neighbors after the meeting.

Mr. Moffit stated that the four parcels included in the application are around 68 acres surrounded by residential properties. Mr. Moffit stated the area had Medium Density Residential as well as High Density Residential further out in the area.

Mr. Moffit stated there is a housing inventory issue in Burlington, and that these properties 68 acres is right for this kind of use and stays consistent with the area. Mr. Moffit stated that the list of proposed uses within the Limited Use request eliminates Multifamily use, which was decided during the Pre-Application meeting. Mr. Moffit stated the objective of the Pre-Application meeting is to narrow down the applicant's objective and narrow the list of proposed uses. Mr. Moffit stated that the applicant is intent on building single family and townhomes and has not narrowed the list further due to the contractual agreement with the property owner. Mr. Moffit stated that the property owner doesn't want to be limited to certain uses if the project doesn't happen.

Mr. Moffit stated the rezoning would stay consistent in the area and listed other areas that have similar zonings.

Mr. Parker called for conflicts of interest. There were none.

Mr. Beasley inquired about the opening price range for the single-family homes. Dr. Covington stated those homes would be around the \$250,000, \$350,00-\$375,000 range.

Ms. Zec Nelson inquired if the homes in the area were owner occupied. Mr. Moffit stated he was unaware and was unable to speak to that.

Mr. Beasley inquired about a timeline of the project once the rezoning was approved. Mr. Covington responded the project should be finished after a minimum of 16 months.

Mr. Black inquired why the applicant was requested for High Density Residential instead of Medium Density Residential. Mr. Moffit responded that due to demand for housing and how communities are built out that HDR carries efficiency. Mr. Moffit stated that from a homeowner perspective, HDR has smaller pieces of property, common spaces, and a home owners association. Mr. Moffit then listed the benefits to a homeowner's association. Mr. Moffit also stated that similar projects to this one is being built in the area and are working well.

Mr. Black stated there is a majority of MDR in the area and stated there is a buffer between the differences of HDR & MDR. Mr. Black stated that the resale value of an MDR home is better than a HDR home and that the MDR preserves the area for the people currently living there.

Mr. Parker inquired about how many proposed units would be on the property. Mr. Moffit responded most likely 206 units, but it would be subject to density calculations. Mr. Parker stated it could be over 300. Mr. Moffit responded yes but property would most likely not yield that many due to considerations and assessments on the property that have not been completed. Mr. Moffit stated that there would be no more than 206 but potentially under that amount. Mr. Black stated that the number would not include the 36 townhomes. Mr. Moffit stated it would come down to lot configuration.

Mr. Parker inquired if the yield would be 206 units. Mr. Moffit stated they didn't yet know the yield because not done any geo-digging or wetland inventories.

Mr. Moffit stated Mr. Huffines considered everything around the property and the Comprehensive plan when creating the plan for this project. Mr. Moffit also stated that this project and rezoning are compatible with the area.

Mr. Black inquired about if Mr. Huffines had thought it was consistent with the land use map. Mr. Moffit stated that Mr. Huffines understood what the land use map called for. Mr. Black inquired if Mr. Moffit thought this plan was consistent. Mr. Moffit stated that the land use plan calls for this area to remain rural agricultural. Mr. Moffit stated that Mr. Huffines understands the area, regulations, and what surrounds it. Mr. Black stated that the plans were consistent with one side of the property and not the other. Mr. Moffit stated that the proposed lot sizes are between MDR and HDR lot sizes.

Dr. Ray Covington, 709 Crowell Court, Whitsett, stated he had projects between Greensboro and Brunswick County. Dr. Covington stated that the property already had the HDR zoning, just not in the right location. Dr. Covington gave statistics of homes in the area. Dr. Covington stated that with affordable housing, town homes are more affordable. Dr. Covington stated that he wanted the HDR already zoned properly to be on the other side of the property, but it isn't. Dr. Covington stated he wanted the project to fit within the community, not pack it in.

Mr. Parker inquired where the referenced creek was located. Dr. Covington indicated on the rezoning map on screen and showed the location of the creek. Mr. Parker inquired if homes were going to be built near the creek. Dr. Covington stated that there would be some homes near the creek but there would be green space near the creek.

Mr. Parker inquired about the lot numbers on the maps. Dr. Covington stated they didn't have any plans set for the property yet. Mr. Parker stated the application didn't seem ready to be presented. Dr. Covington stated they did not want to start work until they knew what the zoning was going to be.

Mr. Beasley inquired if Mr. Huffines provided any projected percent acreage to allow for and if there were any planned amenities. Dr. Covington stated the list of amenities the project would like to offer but that they have no specific numbers yet.

Mr. Parker inquired if there would be sidewalks. Dr. Covington stated the goal was to have sidewalks and that to do so required lot counts.

Mr. Parker inquired if the applicant would want to do partial MDR & HDR Zoning. Dr. Covington stated that the project was close to MDR, but the townhomes bring it into HDR Zoning.

Dr. Covington stated that on Elva Rd there would not be entrance to the project per the Hurdles request who live in the area.

Mr. Roane inquired about the creek and if it flowed north. Dr. Covington stated yes towards the river and clarified where the river was.

#### **PUBLIC COMMENTS:**

Ms. Clark, 502 Brassfield Dr, inquired if the homes going to be built behind houses that are currently built. Mr. Parker responded homes would be built up to the Brassfield subdivision and explained where everything was going to be built. Ms. Clark inquired if the trees would be cut down. Mr. Parker stated that trees would be taken down to build the houses and then trees replanted. Ms. Clark stated that they bought the house because no one lived behind them.

Mr. Kenneth Hathfield, 1135 Lakeside Ave, stated that he lived near the proposed townhouses. Mr. Hathfield stated he was concerned about the homes and had moved to the area to get peace. Mr. Hatfield stated that since Brassfield Subdivision opened up there has been more crime and dangers and was concerned about the infrastructure of the area if this project came to be. Mr. Hatfield stated that he was worried about long-term impact and that more roads would need to be opened if that many people were going to live in the area.

Ms. Alicia Brown, 524 Brassfield Dr, moved to the area in 2008. Mr. Brown stated that she was told they would never build behind them and was not made aware they would open the cul-de-sac. Ms. Brown stated that there has been more crime in the area. Ms. Brown stated that they loved the nature of the area but with all the changes they didn't see coming, they have felt ready to leave in the past. Ms. Brown stated that she loves her home but is beginning to feel unsafe. Mr. Parker stated that this would be a

residential community not a rental community. Ms. Brown stated that her concerns were not about money but about peace and crime.

Mr. Moffit responded to concerns about traffic and stated that a traffic analysis would happen which would affect the project. Mr. Moffit listed what would be required if the rezoning moved forward. Mr. Moffit stated that the critique was for good reasons before projects like this began.

Mr. Parker stated he hoped they would listen to the neighbors. Mr. Moffit responded that he did.

**PHONE CALLS:**

Only general inquires came in due to signage.

**DISCUSSION:**

Mr. Parker inquired if staff thought this project would affect adjacent properties in a negative way.

Ms. Lawson stated the project was consistent in the area to a certain extent and also not consistent.

Mr. Roane stated the project was consistently inconsistent.

Ms. Lawson stated that the impacts could be based on the number of units. Ms. Lawson stated that the request is more based on smaller lots of the HDR but that the applicant's density relates to MDR. Ms. Lawson stated that the application is looking at a list of limited uses with 34 uses and up to 9 units per acre.

Mr. Parker stated that he thought that it was decided that applicants had to limit the number of proposed uses and that it doesn't appear to be the case with this one.

Ms. Lawson stated they had been in conversation with Mr. Huffines about the number of uses and that the commission can make a recommendation. Ms. Lawson stated that the neighborhood meeting is typically where uses come off the list.

**STAFF RECCOMENDATION:**

Ms. Lawson stated that while the proposed High Density Residential – Limited Use (HDR-LU) zoning district is inconsistent with the Land Use Plan, which calls for this area to be Rural Residential/Agricultural and Suburban Residential, staff recommends approval of the rezoning request based on the Land Use Plan, per Option 2, as provided in the Consistency Statements Sheet.

Mr. Black stated that the inconsistency with the request made him uncomfortable.

**MOTION:**

Mr. Raynor made a motion to recommend approval of the request to rezone properties from Medium Density Residential (MDR) and High Density Residential (HDR) to High Density Residential – Limited Use (HDR-LU). The properties are located north from the intersection of Sharpe Rd. and Lakeside Ave. on the easterly side of Lakeside Ave. and the terminus of Elva Dr., addressed as 1071 Lakeside Ave., 1107 Lakeside Ave., and 0 Elva Dr., consisting of Alamance County Tax Identification Numbers 128181, 128187, 128212 and 139955.

While the request is inconsistent with the Future Land Use Map in Section 4 “Land Use” of the Comprehensive Plan, in that it calls for this area to have Rural Residential/Agricultural and Suburban Residential uses:

- The request is compatible with the existing residential uses in the area.

This action is reasonable and in the public interest, in that:

- The Comprehensive Plan encourages a sustainable balance of land uses.
- The request is compatible with the existing zoning and land uses in the area.

There was no second. Motion did not pass.

Mr. Black made a motion to recommend denial of the request to rezone properties from Medium Density Residential (MDR) and High Density Residential (HDR) to High Density Residential – Limited Use (HDR-LU). The properties are located north from the intersection of Sharpe Rd. and Lakeside Ave. on the easterly side of Lakeside Ave. and the terminus of Elva Dr., addressed as 1071 Lakeside Ave., 1107 Lakeside Ave., and 0 Elva Dr., consisting of Alamance County Tax Identification Numbers 128181, 128187, 128212 and 139955.

The motion is based upon the inconsistency of the proposed rezoning with the Comprehensive Plan, in that:

- The Future Land Use Map in Section 4 “Land Use” of the Comprehensive Plan calls for this area to have Rural Residential/Agricultural and Suburban Residential uses.
- The requested zoning is not necessary for this location.

This action is reasonable and in the public interest, in that:

- The requested rezoning is incompatible with existing land uses in the area.
- The current zoning is preferable for the area.

Mr. Roane seconded the motion.

**VOTE (5-1):**

Approved by (Parker, Beasley, Black, Roane and Zec Nelson).

Opposed (Raynor)

Mr. Kirkpatrick was recused from the vote.

Recommended denial passed.

**ITEM NO. 4:**

REZONING-23-006: Mr. Tim Tickle, applicant, to present a request to rezone properties from General Business (GB) to High Density Residential – Limited Use (HDR-LU). The properties are located on the northeast corner of the intersection of Ponco St. and Bowman Ave. on the northerly side of Bowman Ave.,

addressed as 1320 Bowman Ave. and 1340 Bowman Ave., consisting of Alamance County Tax Identification Numbers 139112 and 139118.

Mr. Tim Tickle, project manager for Allred Land Surveying, was present.

Mr. Parker called for conflicts of interest. There were none.

Mr. Tickle stated they wanted to combine the lots and rezone them to be High Density Residential. Mr. Tickle stated that most of the neighborhood is HDR and across the street the zoning is Office Institutional and the home of two single family residences, the Historic Alamance County Memorial Hospital, and the original home of the park subdivision. Mr. Tickle stated they are looking to do single family residences.

Mr. Parker inquired how many lots were planned. Mr. Tickle responded with five lots.

Mr. Parker inquired if Mr. Tickle had held a neighborhood meeting. Mr. Tickle responded no.

Mr. Black inquired about what was currently on the property. Mr. Tickle responded the property was vacant. Mr. Black inquired if there were moveable buildings on the property. Mr. Tickle stated there are two buildings on the properties. Mr. Shawn Brown, Property Owner, was present and the buildings were just being stored there. Mr. Black inquired about the cars on the property. Mr. Brown responded that he was storing them there for his business in Durham, NC.

Mr. Black inquired about the Historic Hospital property and stated that there was a training area for the Sheriff Deputies and Burlington Police Departments near the subject property, as well as single family residences that were not vacant. Mr. Tickle stated that those homes were not vacant and that he was unaware of the training area.

Mr. Kirkpatrick inquired about lot sizes. Mr. Tickle responded 6,000 square feet for first four lots and then 9,000 square feet for corner lot due to setbacks.

Mr. Tom Boney, Alamance News, inquired about Total acreage of the property. Mr. Tickle stated .85 acres total.

**PUBLIC COMMENTS:**

People of the public were present at the meeting but there were no public comments.

**PHONE CALLS:**

No phone calls came in for this item.

**STAFF RECCOMENDATION:**

Mr. Parker inquired if staff thought this project would affect adjacent properties in a negative way. Ms. Lawson stated it would not.

Ms. Lawson stated that the proposed High Density Residential – Limited Use (HDR-LU) zoning district is consistent with the Land Use Plan, which calls for this area to be Traditional Residential. Staff recommends approval of the rezoning request based on the Land Use Plan, per Option 1, as provided in the Consistency Statements Sheet.

**MOTION:**

Mr. Roane made a motion to recommend approval of the request to rezone properties from General Business (GB) to High Density Residential – Limited Use (HDR-LU). The properties are located on the northeast corner of the intersection of Ponco St. and Bowman Ave. on the northerly side of Bowman Ave., addressed as 1320 Bowman Ave. and 1340 Bowman Ave., consisting of Alamance County Tax Identification Numbers 139112 and 139118.

The motion is based upon the consistency of the proposed rezoning with the Comprehensive Plan, in that:

- The Future Land Use Map in Section 4 “Land Use” of the Comprehensive Plan calls for this area to have Traditional Residential uses.
- The request is compatible with the adjacent residential uses.

This action is reasonable and in the public interest, in that:

- The Comprehensive Plan calls for residential uses in the area.
- The request is compatible with the existing zoning and land uses in the area.

Mr. Beasley seconded the motion.

**VOTE (7-0):**

Approved by (Parker, Kirkpatrick, Beasley, Black, Roane, Raynor, and Zec Nelson).

The motion passed unanimously.

**ITEM NO. 5:**

COND REZONING-23-01: Ms. Teri Jones, applicant, to present a request to amend the Conditional Business (CB 901A) zoning district to allow for the use of “SCHOOLS (academic); nurseries, kindergartens, elementary, secondary, public or private” (City of Burlington Zoning Ordinance Section 32.9). The property is the Holly Hill Mall & Business Center, located southeast from the intersection of S. Church St. and Huffman Mill Rd., addressed as 309 Huffman Mill Rd. and consisting of Alamance County Tax Identification Number 113749.

Ms. Teri Jones, General Manager of Holly Hill Mall since 2010, would like to secure a tenant, Burbella Learning Academy LLC, for 3,700 square foot space. Ms. Jones stated this was the third Burbella location and they currently have over 200 students. Ms. Jones stated that Burbella would be offering limited classrooms, homeschool options, online learning, and special tutoring.

Mr. Parker inquired about which particular space the school would be moving into. Ms. Jones stated space 140 and stated it was the former Foot Locker and Spin Zone and described how to get to the location.

Ms. Nelson inquired about what type of learning Burbella was considered. Ms. Jones stated that it was a private school with all the different types of learning available.

Ms. Dominique Burgess, 203 Joe Gibson Dr, Gibsonville, President of Burbella Learning Academy, gave a description of micro schools. Ms. Burgess stated that lots of families were looking for homeschool support



and education support. Ms. Burgess stated that North Carolina law requires them to be zoned as a private school to allow for Kindergarten to 12<sup>th</sup> Grade. Ms. Burgess stated that there are currently two locations of Burbella in New York and Texas. Ms. Burgess stated that there is a high need for these micro schools in the county. Mr. Burgess stated that once they are able to get into the space, they would have to follow DOA requirements for the space.

Mr. Beasley inquired about if there would be typical drop-off and pick-ups for the school. Ms. Burgess stated yes and that full-time and part-time schedules would be available for students.

Mr. Beasley inquired about if there was an outdoor access door or was only the mall corridor available. Ms. Jones stated that there was a fire entrance and the only entrance to the space is from the mall corridor.

Ms. Nelson inquired if there had been any safety studies for the area. Ms. Burgess stated that staff had completed a Department of Health and Human services course as well as safety trainings and following safety requirements which include, all doors being lockable and a system in place for parents to buzz in to access the area.

Mr. Black inquired about the times of operation. Ms. Burgess stated the school would be open from 8:30 a.m. - 3:30 p.m. Monday- Fridays. Ms. Burgess also stated the times that certain learning opportunities would be available.

Mr. Parker inquired about when the mall opened. Ms. Jones stated she opened the mall at 8 am.

Ms. Zec Nelson inquired about if kids would be in the building from 8:30a.m. Ms. Burgess responded that students would be in the building at that time, but the times would vary due to what was offered.

Ms. Zec Nelson inquired if the kids would be able to have recess. Ms. Burgess responded yes they would have recess and that it would most likely be offsite to allow kids to be outside and detailed partnerships she had with activities for children.

Mr. Black inquired if food would be prepared onsite. Ms. Burgess stated parents would bring food in for the children.

Mr. Black inquired about restrooms. Ms. Burgess stated that there would be separate bathrooms for the children.

Ms. Zec Nelson inquired about the people who would come in the mall during the times that the school would be in operation and inquired if people still came in to walk around the inside area. Ms. Jones stated yes that people still came in to use the mall to walk and that they had businesses that opened at varying times.

Ms. Zec Nelson inquired if having a school in the mall would change the nature of the mall. Ms. Jones stated no that the mall currently has multiple diverse businesses within it and that the mall has become more than retail. Ms. Jones stated that the mall was also a business center to attract and allow different types of businesses.

Mr. Parker inquired about how the pick-up and drop-off system would work and voiced concerns about children walking through the mall alone. Ms. Burgess stated that children would not be walking by themselves at any point and gave a description of the system and routines. Ms. Jones also stated that most stores don't open until 10 or 11 a.m. depending on the business.

Ms. Nelson inquired about the maximum number of kids that are allowed in the school. Ms. Burgess stated no more than 25 students for the 8:30 a.m. – 3:00 p.m. and then additional students would attend the tutoring sessions after school hours.

Ms. Nelson inquired if the school was subject to state rules and regulations, being a private academy. Ms. Burgess stated yes and gave the details that they have to abide by.

Ms. Nelson inquired if the academy was an accredited school. Ms. Burgess stated that once the approvals went through the academy would be accredited through the DOA and gave a description of the DOA's involvement.

Ms. Nelson inquired about the other schools and if the locations were comparable to the mall location. Ms. Burgess stated yes that the school in Brooklyn, New York was also located in a business center and retail location.

Mr. Beasley inquired about their plans for outside the academic year and if they were going to offer classroom rentals, private tutoring, and testing opportunities. Ms. Burgess stated yes and that they have a consultant based in Burlington for testing.

Through discussion it was discovered that the consultant was Mr. Beasley's wife and Mr. Beasley recused himself from the item due to the personal involvement.

Mr. Boney inquired about what the DOA was. Ms. Burgess stated that it stood for Department of Administration. Mr. Boney inquired if that was a state department. Ms. Burgess confirmed and stated that it is under the Department of Public Instruction and that is the department that gives them the licensing to operate.

Mr. Boney inquired if only elementary was offered. Ms. Burgess responded yes K-5<sup>th</sup> Grade would be offered.

Mr. Boney inquired about the company name. Ms. Burgess responded Burbella Learning Academy, Micro-School.

Mr. Parker inquired if the property was already allowed to have an elementary school on the property. Ms. Lawson responded that the property is located in a Conditional Business zoning but that it falls underneath the old zoning ordinance with the previous zoning list of approved uses, and if it were in a General Business zoning it would be permitted, but due to the Conditional Zoning they have to add it to the list of uses.

Ms. Zec Nelson inquired if the zoning allowed nurseries and inquired about the requirements. Ms. Jones stated the mall was private property. Ms. Lawson stated that the rezoning the applicant was requesting would include all the possible schools and compared it to the B2 zoning uses that the property also is in.

**PUBLIC COMMENTS:**

No public was present at this point of the meeting.

**PHONE CALLS:**

Mr. Olmedo stated staff received a few general inquiry calls.

**STAFF RECCOMENDATION:**

Ms. Lawson stated that the proposed amendment to the Conditional Business (CB 901a) zone district is consistent with the Land Use Plan, which calls for this area to be Regional Commercial. Staff recommends approval of the rezoning request based on the Land Use Plan, per Option 1, as provided in the Consistency Statements Sheet.

**MOTION:**

Mr. Black made a motion to recommend approval of the request to amend the Conditional Business (CB 901A) zoning district to allow for the use of "SCHOOLS (academic); nurseries, kindergartens, elementary, secondary, public or private" (City of Burlington Zoning Ordinance Section 32.9). The property is the Holly Hill Mall & Business Center, located southeast from the intersection of S. Church St. and Huffman Mill Rd., addressed as 309 Huffman Mill Rd. and consisting of Alamance County Tax Identification Number 113749.

The motion is based upon the consistency of the proposed rezoning with the Comprehensive Plan, in that:

- The Future Land Use Map in Section 4 "Land Use" of the Comprehensive Plan calls for this area to have Regional Commercial uses.
- The request is compatible with the adjacent commercial uses.

This action is reasonable and in the public interest, in that:

- The Comprehensive Plan calls for a variety of uses including commercial and institutional uses in the area.
- The request is compatible with the existing zoning and land uses in the area.

Mr. Kirkpatrick seconded the motion.

**VOTE (6-0):**

Approved by (Parker, Kirkpatrick, Black, Roane, Raynor, and Zec Nelson.)

Mr. Beasley was recused from the vote.

**NEW BUSINESS:**

No new business.

**ADJOURNMENT**

Mr. Kirkpatrick made a motion to adjourn the meeting. Mr. Beasley seconded the motion.

All were in favor.

*Meeting was adjourned at 8:20 p.m.*

DRAFT